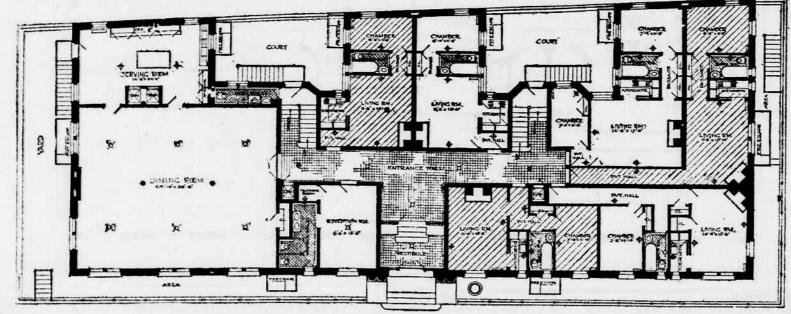
# TYPE OF APARTMENT BUILDING SUGGESTED FOR WASHINGTON.



# FINDS CENTRAL DINING HALL BIG FACTOR IN APARTMENT

# Promotes Companionship and Neighborly Interest Among Tenants and Is Aid to Light Housekeeping, Says Writer.

Following is the second of a series of two articles describing a type of apartment building thought to be well suited for Washington. It was prepared by a resident of this city, who has made a close study of the apartment situation here and in other places.

The floor plan and photograph are those of an apartment which was designed to provide desirable two-room suites for teachers, clerks and others receiving salaries ranging from \$60 to \$84 a month. The first article was published in the Real Estate Section of The Star of October 24 last.

That realty operators evidently have underestimated the possibilities of providing practical homes at moderate rentals for individuals or couples without families is borne out by the fact that in cities like Washington, where clerks, teachers and other small-salaried people comprise a large part of the community, there is a tremendousy big boarding and rooming house usiness. One has only to turn to the

ONLY ONE LEFT. ONE-HALF OF THEM SOLD TO PARTIES WHO PURCHASED FOR IN-VESTMENT TO GET A GOOD, SURE INCOME.

# 69 "V" Street N.W. Price, \$4,500

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WE OFFER FOR SALE IN THE NEIGHBORHOOD OF ONE HUNDRED NEW HOUSES THAT HAVE NEVER BEEN OCCUPIED. PRICES RANGING FROM \$3.000 TO \$35.000.

VERY A C C O M M ODATING TERMS. MANY OF THEM CAN BE PURCHASED FOR AS LITTLE AS \$200 DOWN.
DO NOT HESITATE TO ASK FOR FULL PARTICULARS.
WE WOULD BE PLEASED TO TAKE YOU TO SEE THEM AT ANY HOUR IT MAY SUIT YOU, FROM 8 A. M. UNTIL 8 P. M.

## Boarding House Preferred.

For reasons of economy light housepapers carrying board and room ad- keepers and roomers who invariably vertisements, which sometimes fill an take dinner or all meals out, as a rule, entire page or more, to verify this fact. patronize boarding houses in prefer-The prohibitive rentals of suitable ence to public cafes. A large percentmall suites or the objectionable fea- age of table boarders get their break-

attention of builders has been engrossed almost exclusively with the housing needs of families, and for individuals or couples able to pay high rentals the luxurious apartment-hotel type of accommodation has been developed. The educated and cultured school teacher, stenographer and clerk, earning little more than the unskilled laborer, are obliged to sublet rooms in unremodeled residences having none of the modern facilities for light housekeeping—antiquated dwellings that in some cities have long since been used to house the immigrant portion of the community.

The small closetlike kitchenettes in the Columbus Dispatch. shown in the illustrations are in reality plaster-partitioned nooks or recesses of the living rooms with which they communicate by means of a sliding door. They are arranged somewhat like a kitchen cabinet, having facilities for preparing light meals and storing tood supplies, besides hot and cold running water and ample light and ventilation which a small window opening in the outer wall of the building permits. While a small dinner could be prepared in them, they were not provided for the purpose, the custom of getting light meals in an improvised corner of bedrooms having suggested the idea. With compact kitchenettes like these it is possible to plan an apartment having only one room and kitchen requires. The hallroom size chamber is not objectionable where there is another room which, in addition to salving room, can be used to serve breakfast or entertain occasional overnight guests in.

Proper Exposure Essential.

Such compact suites. while cozy and comfortable in winter, are well nigh uninhabitable in summer where they open only on one side of the building of the successful man in the real estate business should not only be a good salesman, but he should also have a knowledge of general and local real state values and be able to discern the trend of affairs in connection therewith. He should be thoroughly honest, with himself, his clients and his associates in business. He should sustain the same relation to real estate internets that he lawyer does to the man with physical ills.

A very large majority of the wealth of a nation consists of real estate and its allied interests, and the men who look after these things in every community should be able, clean and full of energy and enthusiasm To have atcined these qualifications, he should have a good general education, and, if years the proper succession as in every other, profession. Success in the proper preparation and equip-incent. ity plaster-partitioned nooks or re- tate business should not only be a

Send you can largely in proportion to the comparison of the properties and common to the comparison of the properties and the proper preparation and equipment of the Houses that the proper of the holding in the proper preparation and equipment of the Houses that the proper of the holding in the proper preparation and equipment of the Houses that the proper of the holding in the proper preparation and equipment of the Houses on the property was stored to the holding the property of the the proper preparation and equipment of the property of the property was a common to the the proper preparation and equipment of the property of the property was a common to the the proper preparation and equipment of the property of the proper comfortable in winter, are well nigh uninhabitable in summer where they



GROUND FLOOR PLAN SHOWING CENTRAL DINING HALL AND ARRANGE-MENT OF APARTMENTS. SUITES ON THE UPPER PLOORS ARE AR-RANGED IN PRACTICALLY THE SAME MANNER AS THOSE ON PLAN. PHOTOGRAPH OF EXTERIOR OF FOUR-STORY APARTMENT BUILDING

ter of an income of this size can be expended for rent, \$15, \$18 and \$21 are the highest rentals that can be afforded. One would have to hunt far and wide, and perhaps without result, to find a suitable light housekeeping bachelor apartment for less than \$25 or \$30. Apartments of one, two and three rooms and kitchenettes at rentals ranging from \$15 to \$30—the prices paid for furnished rooms occupied by one and two persons—would fill a large demand.

small suites or the objectionable features of moderate-priced ones largely accounts for the many vacancies of such accommodations and the large number of boarding and rooming houses. Many prefer the rooming houses Many prefer the rooming houses want of living in unattractively finished small apartments, having dark, viewless and badly ventilated rooms. Having no central dining room, hall attendant service and kitchenettes, the apartment building containing small suites lacks the conveniences that make light housekeeping possible for one attending to daily tasks away from home.

Overlooked by Builders.

House planners have seemed quite short-sighted in anticipating the needs of that section of the renting public who, living singly or in couples, pursue vocations outside the home. The attention of builders has been engrossed almost exclusively with the housing needs of families, and for individuals or couples able to pay high rentals the laxurious apartment-hotel type of accommodation has been developed. The clucated and cultured school teacher; tenographer and clerk, carning little nore than the unskilled laborer, are obliged to sublet rooms in unremodeled to realize the normal surface of the small suites and the providing meals for apartments oders for apartment sedding in the heighborhood, enterprising caterers flast at hime. Realizing the possibilities of or providing meals for apartment divelers and others residing in the heighborhood, enterprising caterers flast at hime. Realizing the possibilities of apartments of others residing in the heighborhood, enterprising caterers flast at hime. Realizing the possibilities for apartment dwellers and others residing in the heighborhood, enterprising caterers flast at hime. Realizing the possibilities of providing meals for apartment dwellers and others residing in the heighborhood, enterprising caterers flast at hime. Realizing the possibilities of providing meals for apartment dwellers and others residing in the heighborhood, enterprising caterers flast at hime. Re

# Low Rental for Suites.

facilities for light housekeeping—aftilities for light community.

Dining Hall Great Aid.

While many vocational people seek the privilege of light housekeeping and dinner, \$3.50 per week the privilege of light housekeeping preparing breakfast and putting there homes in order before leaving for the day, few have time and inclination after a day's work to prepare dinner themselves. For this reason the center of the community of the signal house and the comparative proper of the center of the community of the signal house shown in the accompanying diason that many total tong the current expenditures of the community.

Britis lunch and dinner, \$3.50 per weeks the privilege of light housekeeping preparing breakfast and dinner, \$4.50; lunces, \$3.50; hreads the privilege of light housekeeping and to a melgan to the community of the signal between the control of the community of the signal between the signal distributed among the signal between the signal between the signal distributed among the signal bet Renting a two-room suite in the

The successful man in the real es-

# TIMELY ADVICE GIVEN

Urged to Select Contractor With Unquestionable Reputation for Honesty.

From the Cement World.

Exactly 100 per cent of adult human want and need to own or build for themselves a home. In fact, the homegetting principle is universal and an cent of the people of this country struction of a home for the protection necessary mystery and unscrupulous ricks in which the assembling of building materials and the employment of labor for building purposes are enprice of an ordinary house could not shoes, neckties, shirts or any other incivilized existence.

Economy in the selection of the con tractor does not always come within the meaning of that term, for it is often the case that the owner wishes he had paid \$300 more to some reliable man, who could be trusted to put in his best efforts to build a dwelling that would justify the expenditure. Not until the plastering cracks and falls, the doors and windows come apart and the finish rubs off the trim, to say nothing of the burning out of the heating system, does the owner realize that his "economy" has been ill placed and that the cost of repairs will greatly exceed the extra amount which he might have had to pay for dependable work.

# TO IMPROVE PURCHASE.

## Benjamin H. Gruver to Build on Lots Acquired in Petworth.

Announcement of the sale of ten lots on the east side of Illinois avenue, near Grant Circle, in Petworth, was made today by William H. Saunders & Co. The purchaser is Benjamin H. Gruver,

# DECLARES TREES ADD VALUE TO RESIDENTIAL PROPERTY

# Their Greatest Worth Apparent in Suburban Subdivisions, Says Writer-Gives Suggestions for Planting and Thinning.

It would be vain to assert that the a disastrous effect in the sale of propreal estate dealer does not, as a rule influence which the tree in the abstract exerts on apparent real estate values in residential districts, says Frederick Noble Evans of Cleveland, Ohio, in the National Real Estate

Of course, it is location which is the real determining factor in actual land values-the location of property with reference to the needs of the inner life of the city, town or village. But granted that the positive value of real estate in the residential district is nel ther raised nor lowered by the presence or absence of trees, the tree is still a factor appealing to the sense of or personal comfort of the prospective buyer-let him appear in

prospective buyer—let him appear in all other ways as adamant to every esthetic influence—leading him sometimes to a favorable decision in regard to purchase, swinging the deal in favor of the real estate dealer.

The argument whether the value of the land itself is increased by trees may rest. The fact, not to be disputed, that lots in a subdivision sell faster with trees upon them is a fact of sufficient importance to justify an attempt to analyze what the reason is—what the influence of trees is—in facilitating sales, and to justify further an attempt to give a few facts as to how trees are to be selected and planted, or cleared out when existing in too great numbers.

### Sentiment Not Considered.

wish to be understood as speaking no sentimental strain about the esthetic value of trees in real estate, speakng in as bareheaded a way as I can. am thinking in the very first place of he real estate man's bank account, not of the green beauty of the tree, worthy as it is of consideration in its place.

The tree in the heart of the city is of little value. Unless placed in perfect relation to its surroundings it may even be a detraction to property. It will be be a detraction to property. It will be seen, therefore, that, as already suggested, in considering the question of trees and real estate, our topic will deal with residential property in the city itself and at the city's edge.

### Effect on Real Estate.

If trees do have an effect on real estate, sumption of the real estate man's total lack of observation to argue the point, that the effect of a well grown tree or tree-group on a lot gives somehow a substantial appearance to the whole of the property. The sense of permanency attaching to the tree seems in our mind to spread to the house also. The household itself, our imagination suggests, must be founded on something substantial. That house a little further down the street, built in the same style, and just as large, with no tree on the lot, seems transient, of sudden growth, and about to take sudden departure. Of the two, if we are prospective buyers, we would choose the property with the tree nearby; for we cannot but feel that life would be just a little more worth living here. I once heard a commercial traveler say that in choosing the house he finally nurchased he had let his imagination do the deciding. He had merely shut his eyes and considered which one he would rather come home to. The property which he bought had trees on it. If one of us had been the broker we would probably have felt indebted to the arboreal specimen for the sale.

Rémovals Often Vital.

It is very true that the need for taking out trees is fully as necessary at times as putting them in. Trees too near a house and in too great numstantial appearance to the whole of the

times as putting them in. Trees too near a house and in too great numshoes, neckties, shirts or any other in-dispensable necessity which goes to der it dark inside and give it an unmake up the current expenditures of kempt appearance. Then thinning becivilized existence.

Course of Hesitation der it data with appearance. Then thinning becimes necessary, and it should be done with great care. Here trees may work

Effects of Clearing.

a disastrous effect in the sale of property.

In subdivision work it is more often a question of putting in trees than of taking them out; and yet the question of taking them out deserves consideration. The writer has had frequent occasion to advise on the subject of trees in subdivision work, and he has seen parts of a tract rendered poor from the point of view of what we would call thoroughly desirable home sites by having too many trees upon them. This will be disputed at first, since it is the ideal of many a lot buyer to have his cottage "smothered in trees." Especially when the ground is level, too many trees means dampness.

Too much underbrush means necessary

tract. If a tree insists on standing in around. Even a tree left standing at may add picturesqueness to the land, which in itself is an attraction to

If the land bordering the road in a residential tract is thickly wooded, trees may not be needed in the planting strip. Indeed, leaving all planting out of the street tends materially to widening its appearance. It is usually, however, a good idea to plan for street trees. Their presence makes for coolness and comfort and the general attractiveness of the region.

region.

Forty feet apart is the best distance for street trees and a safe one to follow. Planting at closer distance gives the trees scant room for mature development. It is also more expensive for the real estate man. Trees may be planted opposite each other, if the distance between trees on opposite sides of the street is forty feet. Should the distance be less, the trees had best be "staggered," that is, placed alternately. ternately.

### Popular Varieties Named.

In choosing the best variety of tree least for subdivision work the best variety is one that grows quickly and yet Carolina poplar. Nothing excels the pin-

private property, go to give eac a character of its own—which, if

# WARDMAN TO BUILD

### Plans Apartment for New Hampshire Avenue and N Street.

expects to start the erection of a three-story apartment on the west side of New Hampshire avenue near N street northwest. The building will have a frontage of about forty feet and there will be two suites of rooms on each

# PROPOSED DORMITORY FOR ELECTRICAL SCHOOL.



throughout. A unique feature of the building will be a separate steel wardrobe locker for each student.

The contract calls for the completion of the building by August 15, in order that the furnishings may be comp the school property, the main building of the institution having been destroyed by fire several years ago. The new

driving through the tract as finally sold out would be like driving through an English suburb, not like driving through

"Save All the Trees."

Save all the trees possible on your

# Just Completed

An Attractive Home in Beautiful

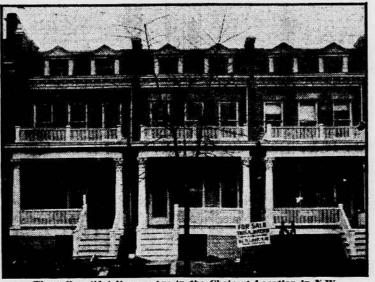
# Saul's Addition 1312 Emerson St. N.W.

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### tiled bathrooms. 20 Feet Front **Hot-water Heat**

Electricity and gas; hardwood trim; light and airy cellar; three large porches; laundry; pantry with window and an abundance of closets. The homes are splendidly planned and decorated with rare good taste and judgment. Have every advanced feature that adds beauty and comfort to

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All Appreciative Home Lovers Should Visit Those Exceptionally Handsome New Houses at

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THEIR SPLENDID QUALITIES and sterling worth readily place them in a class with the highest order of Washington residences, and furnish a complete realization of what a perfect home should embrace. They are skillful in design, superb in construction, elegant in finish, artistic in ornamentation, graceful in outline and dignified in appearance.

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